

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23 -25		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	BABIC MARY E
Owner 2:	
Owner 3:	
Street 1:	23-25 CRESCENT HILL AVE UNIT 23
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	MENASVETA TIM & SARAH -
Owner 2:	-
Street 1:	23 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	690,500	3,500		694,000
Total Card	0.000	690,500	3,500		694,000
Total Parcel	0.000	690,500	3,500		694,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	393.20	/Parcel:	393.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	680,200	3500	.		683,700	683,700	Year End Roll	12/18/2019
2019	102	FV	603,800	3500	.		607,300	607,300	Year End Roll	1/3/2019
2018	102	FV	534,300	3500	.		537,800	537,800	Year End Roll	12/20/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENASVETA TIM &	68014-347		9/14/2016		590,000	No	No		Master Deed 67971:527

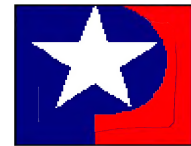
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
4/26/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	54087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

